

# Application for Proponent-Initiated Major Plan Amendment - Submission confirmation

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EPSDD Territory Plan Section

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## Applicant information

Given name\*

Family name\*

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Organisation\*

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Address line 2

Suburb\*

LYNEHAM

Country\*

Australia

Undertaken pre-application guidance process?\*

Yes

No

## Proposal information

Block information

Block 1

Suburb\*

FORREST

Land custodian or lessee name\*

Sirocco Pty Ltd

## Description of proposal

Fully describe your proposal to amend the Territory Plan\*

This Application has been prepared by Purdon Planning for Sirocco Pty Ltd in support of an application for a Major Territory Plan Amendment (MTPA) to vary the Territory Plan for Block 9 Section 19 Forrest. The site is currently used as a carpark and was previously developed as the Italo Australian Club. The MTPA is proposed to allow for a mixed-use residential development on the site. The proposal is to rezone the subject site from CZ6 – Leisure and Accommodation Zone to CZ5 – Mixed Use Zone and introduce some additional specifications in the Inner South District Specification. It is considered that CZ5 zoning is most appropriate for the site, given its adjacency to other CZ5 sites and with regard to the key objectives of the CZ5 zone to encourage higher density residential development in locations with convenient access to transport corridors, and commercial and employment centres. The site is in close proximity to Canberra Avenue and the future light rail station at Sydney Avenue, the shopping precinct of Manuka, and the employment hub of Barton. The analysis provided within this report shows this variation would not adversely impact the overall supply of sites for entertainment, accommodation and leisure facilities. The indicative development proposal presented with this MTPA to change the zone, includes two residential buildings containing approximately 130-140 units, depending on unit typology and final design. The indicative proposal presented, shows the site is capable of meeting various strategic planning policies and is able to mitigate negative impacts through design. Design features like the stepping of facades from 7 to 3 storeys, 24% site permeability, 55% site frontage coverage, basement car parking for residents and visitors, separate access entries for services, and substantial solar and natural ventilation will afford both good residential amenity for future residents while mitigating impacts to existing residents. The proposed MTPA will achieve several strategic planning objectives of the Territory. It will do so by creating a block capable of providing significant urban infill with minimal adverse impacts. The site is in an ideal location for urban infill, being within 550m of the proposed Light Rail stop at Sydney Avenue, 500m from the Manuka shopping centre, within 500m of both Telopea Park School and Forrest Primary School, in close proximity to recreational sites and is near the Barton Office Precinct. These site factors address a broad range of strategic planning documents in the ACT including the ACT Planning Strategy 2018, the Statement of Planning Intent and the Inner South District Strategy. The design of the indicative proposal also demonstrates that the goals of the ACT Climate Change Strategy, and the Living Infrastructure Plan can also be progressed by the proposal.

## Documentation

### Required documentation

Your application must include a completed application form (this form) and a supporting report.

A supporting report must contain:

- the need for the proposed amendment;
- the positive and negative impacts of the proposed amendment;
- a statement about how the proposed amendment would give effect to the planning strategy and any relevant (existing or proposed) district strategy;
- a statement about how the proposed amendment would be consistent or inconsistent with relevant planning outcomes contained in other government strategies and policies; and
- any consultation undertaken by the proponent, including relevant government stakeholders.

A proponent should consider if any relevant additional information, reports, studies or diagrams are needed in addition to their supporting report to respond to the impacts of their proposal.

Attach supporting report\*

Sirocco Forrest 9-19 MPA Report.pdf

Attach other relevant documentation

2010 - TVP - RevA\_Reduced.pdf

8336 - Forrest Section 19 Block 9 - TIA - V.02.pdf

Forrest Consultation Report - 2021.pdf

FORR019009 - Response to TCCS Commentary.pdf

## Fees

There are two **fees** associated with the lodgement of an application for a proponent-initiated MPA. When the application is submitted, it will undergo a completeness check. Once this completeness check is passed, a fee ('Initial administrative charges for major plan amendments and supporting reports') is required. A second fee ('Final administrative charges for major plan amendments and supporting reports') is required if the application is accepted by the Territory Planning Authority. These fees can be paid online on the [Access Canberra](#) (EPSDD Fee Advice category) website.